

विकास नियंत्रण नियमावली बृहन्मंबई १९९१

नियम क्रमांक ६१ पनोरजनाचे मैदान या आरक्षणाखालील  
जमीन पर्यटन विकास क्षेत्रामध्ये रुपांतरित करणेबाबत.

महाराष्ट्र शासन,

नगर विकास विभाग,

शासन अधिसूचना क्रमांक: टिपीबी-४३०८/१९९२/प्र.क्र.४६/०९/नवि-११

मंत्रालय, मुंबई : ४०० ०३२, दिनांक: २७ फेब्रुवारी, २००९.

पहल - १) शासन गृह विभाग (पर्यटन) निर्णय क्र.एमटीसी-१०९६/प्र.क्र.२/पर्यटन,

दिनांक १०.४.१९९६.

२) नगर विकास विभाग निर्णय क्र.टिपीबी-४३९२/६०६५/नवि-११.

(सु.व.सो.); दिनांक १९.९.१९९५.

३) नगर विकास विभाग, निर्णय क्र.टिपीबी-४३९८/९५९/प्र.क्र.१५१/९८/नवि-११,

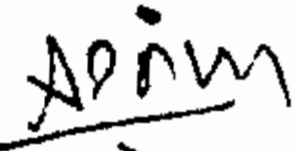
दिनांक ३०.६.१९९८.

४) शासन, गृह विभाग (पर्यटन व सांस्कृतिक विभाग), निर्णय क्र.एमटीसी-२००५/२/

प्र.क्र.२७०-टुरिझम, दिनांक १६.१२.२००६.

शासन निर्णय :- मागील जोडलेली अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात  
प्रसिध्द करण्यात आली.

महाराष्ट्राचे राज्यांश यांच्या आदेशानुसार व नांवाने,



(अभिराज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रांत,

मुख्य सचिव, मंत्रालय, मुंबई-३२.

अपर मुख्य सचिव (महामूल), महसूल व वन विभाग, मंत्रालय, मुंबई-३२.,

प्रधान सचिव, वित्त विभाग, मंत्रालय, मुंबई-३२.

आयुक्त, कोकण विभाग, नवी मुंबई.

महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे (पूर्व), मुंबई-५१.

संचालक, गृह (पर्यटन) विभाग, मंत्रालय, मुंबई-३२.

संचालक, पर्यावरण विभाग, मंत्रालय, मुंबई-३२.

महानगर संचालक आयुक्त, बृहन्मंबई महानगरपालिका, मुंबई.

संचालक (अभिव्यक्ती सेवा व प्रकल्प), बृहन्मंबई महानगरपालिका, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

मे.जुहू क्लब मिलेनियम, आकाश लवलेश लिझर प्रा.लि., भूखंड क्र.अ-१, गुलमोहोर रोड,

जेव्हीपीडी स्किम, जुहू, मुंबई ४०० ०४९.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती नगर विकास विभाग. (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, आझाद मैदान, मुंबई-१ यांना पाठविण्यात याव्यात.) दिनांक २०.१२.२००७ रोजीच्या टिप्पणीस अनुसरून आपणास कळविण्यात येते की, सदर अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

✓ कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी.)  
निवडनस्ती (नवि-११).

**Development Control Regulations for Greater  
Mumbai, 1991 .....  
Regulation 61 of .....  
Conversion of land from No Development Zone/  
Sites reserved for RG/PG to that of Tourism  
Development Zone.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.  
Date 27<sup>th</sup> February, 2009.**

**NOTIFICATION**

No. TPB 4308/2122/CR-46/09/UD-11:

Whereas, Government in Urban Development Department vide its Notification No. DCR 1090/RDP/UD-11 dated 20<sup>th</sup> February, 1991 has sanctioned the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said regulations") to come into force with effect from 25<sup>th</sup> March, 1991;

And whereas, Regulation 61 of the said regulations provides that sites or plots as identified by the Tourism Department of the State Government in consultation with the Maharashtra Tourism Development Corporation Limited may be put to such specified users so as to promote Tourism and may be developed with some additional Floor Space Index;

And whereas, for effective implementation of Regulation 61 of the said regulation, Government in Urban Development Department vide Notification No. TPB 4392/6065/UD-11(RDP) dated 19<sup>th</sup> September, 1995 (hereinafter referred to as "the said notification") has issued detailed guidelines for development of plots/sites for promotion of Tourism, which interalia has prescribed construction of a committee called Tourism Development Committee (hereinafter referred to as "the said TDZ Committee") to recommend consideration of proposals for such Tourism Development to Government in Urban Development Department;

And whereas, Government in Home Department (Tourism) vide its Resolution No. MTC 1096/CR-2/TRM dated 10/4/1996 has constituted the said TDZ Committee;

And whereas, the said TDZ committee has recommended the following proposals (hereinafter referred to as "the said proposals") to Government in Urban Development Department for consideration, subject to certain conditions -

- 1) Proposal by M/s. Akash Lavlesh Leisure Pvt. Ltd.

And whereas, Government in Urban Development Department vide its Notification No. TPB 4398/959/CR-151/98/UD-11 dated 30<sup>th</sup> June, 1998 has further constituted a Committee (hereinafter referred to as "the said C.S. Committee") under the Chairmanship of Chief Secretary to approve/reject the proposals as forwarded by the said TDZ Committee for consideration to Government in Urban Development Department;

And whereas, the said CS Committee has considered the said proposals in its meeting held on 13<sup>th</sup> February, 2009 and has given approval to the said proposals subject to such certain general conditions and specific conditions as given in following Schedule (hereinafter referred to as "the said Schedule");

Now, therefore, in exercise of powers contained in Regulation 61 of the said regulations, Government is hereby pleased to declare the lands pertaining to said proposals specified in the said Schedule as lands placed in Tourism Development Zone for being developed for promotion of Tourism in accordance with the conditions laid down in the said notification.

### SCHEDULE

Sr. No	File No. Applicant.	Mode of conversion.	Details of land				Built up area (in sq.mt.) permitted in IDZ (Proposed Activities)
			From Recreation Ground		Converted into TDZ		
			Village S.No./ CTS No.	Area in sq.mt	Village S.No./ CTS No.	Area in sq.mt	
1	2	3	4	5	6	7	8
1	TPB 4308/ 2122/ CR-46/ 09/UD-11 M/s. Akash Lavlesh Leisure Pvt. Ltd.	From Recreation Ground to TDZ	CTS No. 11(pt). JVPD Scheme.	10832.80	Juhu CTS No. 11(pt).	10832.80	Total built up area 20% of column 7 is 2166.56 sq.mt. (20 guest room, restaurant, meeting room etc.).

### TERMS AND CONDITIONS SUBJECT TO WHICH ABOVE DEVELOPMENT IS PERMITTED.

- i) Activities in the proposal shall be kept open for general public.
- ii) Conditions prescribed in Government in Urban Development Department's Notification No. TPB-4392/6065/UD-11 (RDP) dated 19/9/95 and prevailing Development Control Regulations shall be followed scrupulously.
- iii) Before approving the proposals, the Corporation shall verify and check the ownership and area of land held by the applicant and accordingly the areas mention in column 7 and 8 above shall be confirmed.
- iv) Adequate provision for Parking shall be made in the scheme taking into consideration, number of tourists visiting the spot and Commissioner may prescribe some additional conditions as he may deemed fit.
- v) Proper arrangement for treatment of sewerage and its recycling will have to be made by applicant to the satisfaction of the Corporation.
- vi) Proper arrangements for disposal of solid waste will have to be made by the applicant to the satisfaction of the Corporation.
- vii) Existing Natural Water Bodies/ reservation shall be protected and maintained.
- viii) Adequate green cover shall be maintained by planting trees.

**Note:-** Authenticated Plans showing the lands converted into TDZ have been separately forwarded to the Municipal Corporation of Greater Mumbai and the concerned officers.

By order and in the name of the Governor of Maharashtra,

  
(Anuraj Girkar)

Under Secretary to Government.